HOUSING MARKET INFORMATION

HOUSING NOW
Winnipeg CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: March 2013

Table of Contents

1 Home Market
4 Maps of Winnipeg
10 Housing Now Report Tables
11 Summary by Market
17 Starts
21 Completions
24 Absorptions
26 Average Price
27 MLS® Activity
28 Economic Indicators

Home Market

Winnipeg Housing Starts Increase in February

Home builders in the Winnipeg Census Metropolitan Area (CMA) began construction on 187 units in February 2013, up 36 per cent from 137 in February 2012. An increase in multi-family starts offset a decrease in the single-detached sector. This brought year-to-date total starts to 376, 22 per cent fewer than the 485 units recorded in the first two months of 2012.

Single-detached builders began construction on 109 units in February, a decrease of 14 per cent from the 127 initiated in February 2012. As a result, the number of single-family homes started in the first two months of 2013 was 216, 18 per cent fewer than were started over the same

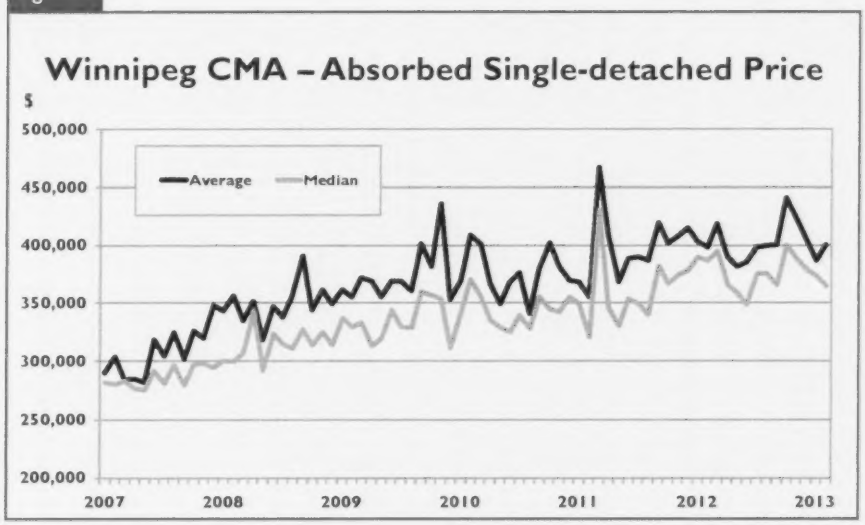
Figure 1

Source: CMHC

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

Figure 2



Source: CMHC

period of 2012. Despite a decline in starts so far this year, the number of single-detached homes that are under construction increased by five percent to 1,205 units in February 2013 as a result of building activity in 2012.

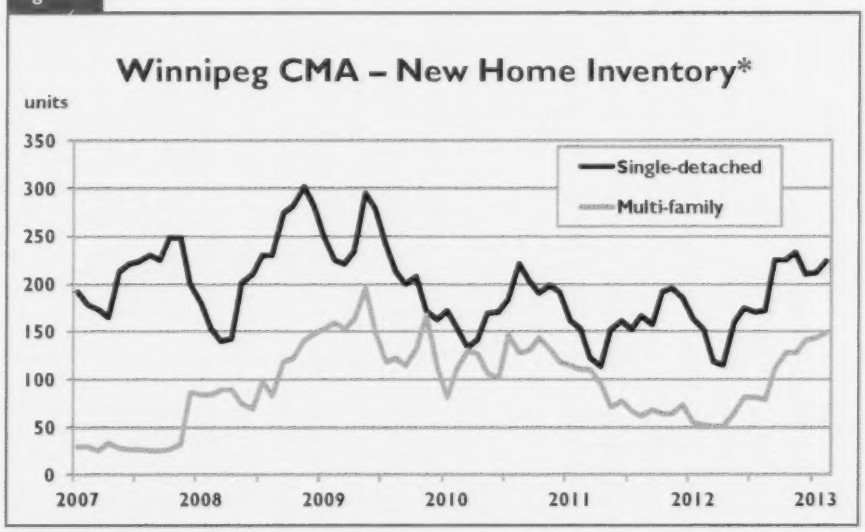
Meanwhile, there were 176 single-detached homes completed in February, substantially more than the 46 completed during February 2012. Absorptions were also up as there were 162 single-detached homes absorbed in February 2013 compared to 57 one year prior. With completions slightly outpacing absorptions, the inventory of completed and unoccupied single-detached homes at the end of February was up six per cent from the previous month and stood at 223 units. This was 47 per cent higher than the 152 units in inventory at the end of February 2012. Total supply, which includes the number of units under construction, stood at 1,428 units at the end of February, 10 per cent more than one year earlier. At the current 12-month average rate of absorption, this represents 9 months of supply.

The average absorbed price of a new single-detached home in the Winnipeg CMA in February 2013 was $400,427, virtually unchanged from February 2012. Year-to-date the average absorbed price was $396,968, representing a decline of one per cent compared to the previous year. Contributing to the decline in the overall average was an increase in market share of homes priced below $400,000. Where this market segment represented 56 per cent of all absorptions during the first two months of 2012 this increased to 64 per cent during the same period of 2013.

The multi-family sector, which includes semi-detached units, rows, and apartments, saw 78 units break ground in February 2013, up substantially from the 10 units started during the same month one year earlier. Of these, 70 units were in apartment projects while the remaining 8 were in lower density semi-detached and row units. Year-to-date multi-family starts total 160 units, 28 per cent fewer than were started during the first two months of 2012.

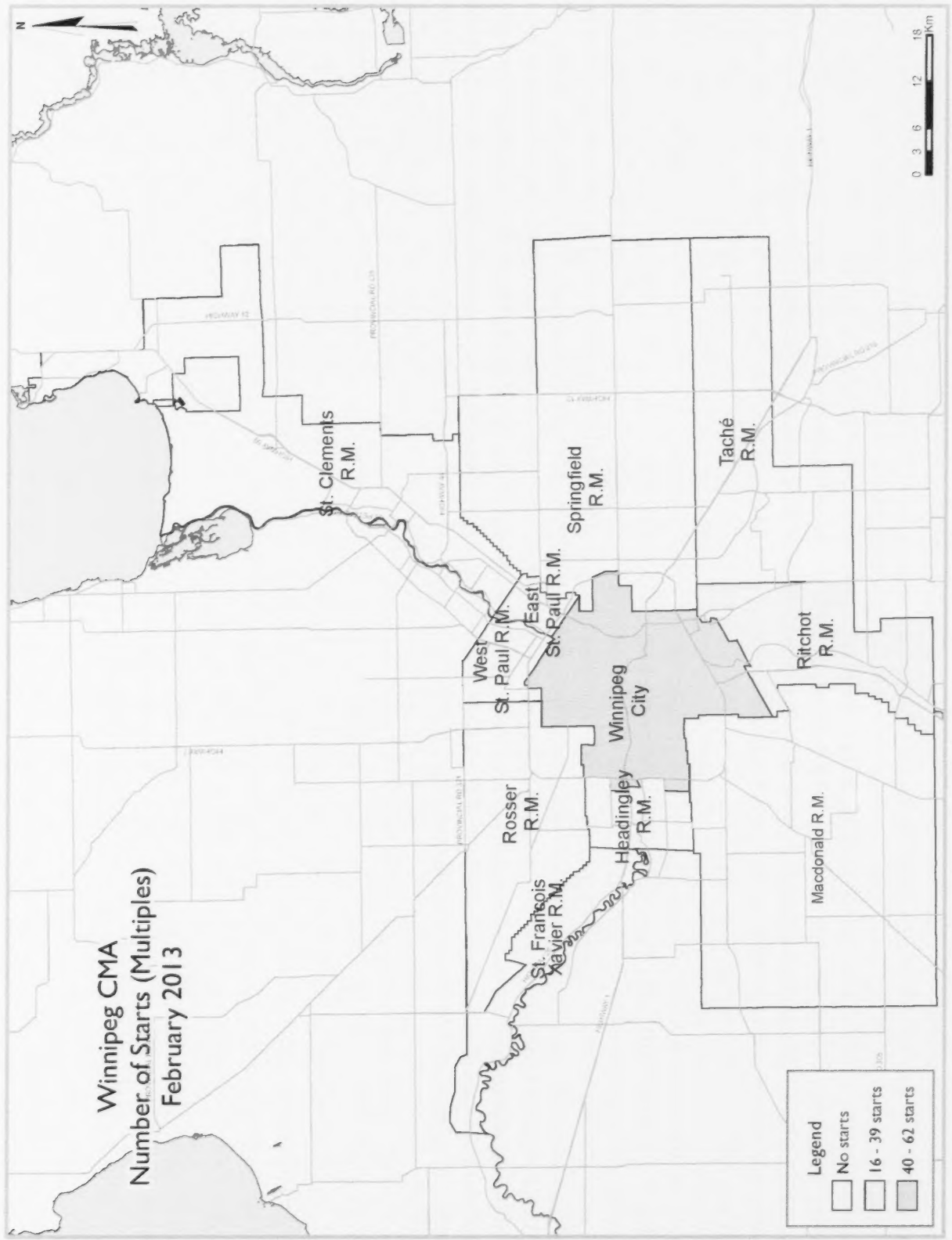
The number of multi-family units under construction at the end of February 2013 was 1,894, an increase of 38 per cent compared to the 1,376 units under construction at the end of February 2012. There were 74 multi-family units completed in February compared to 35 one year earlier. This brought the number of completions

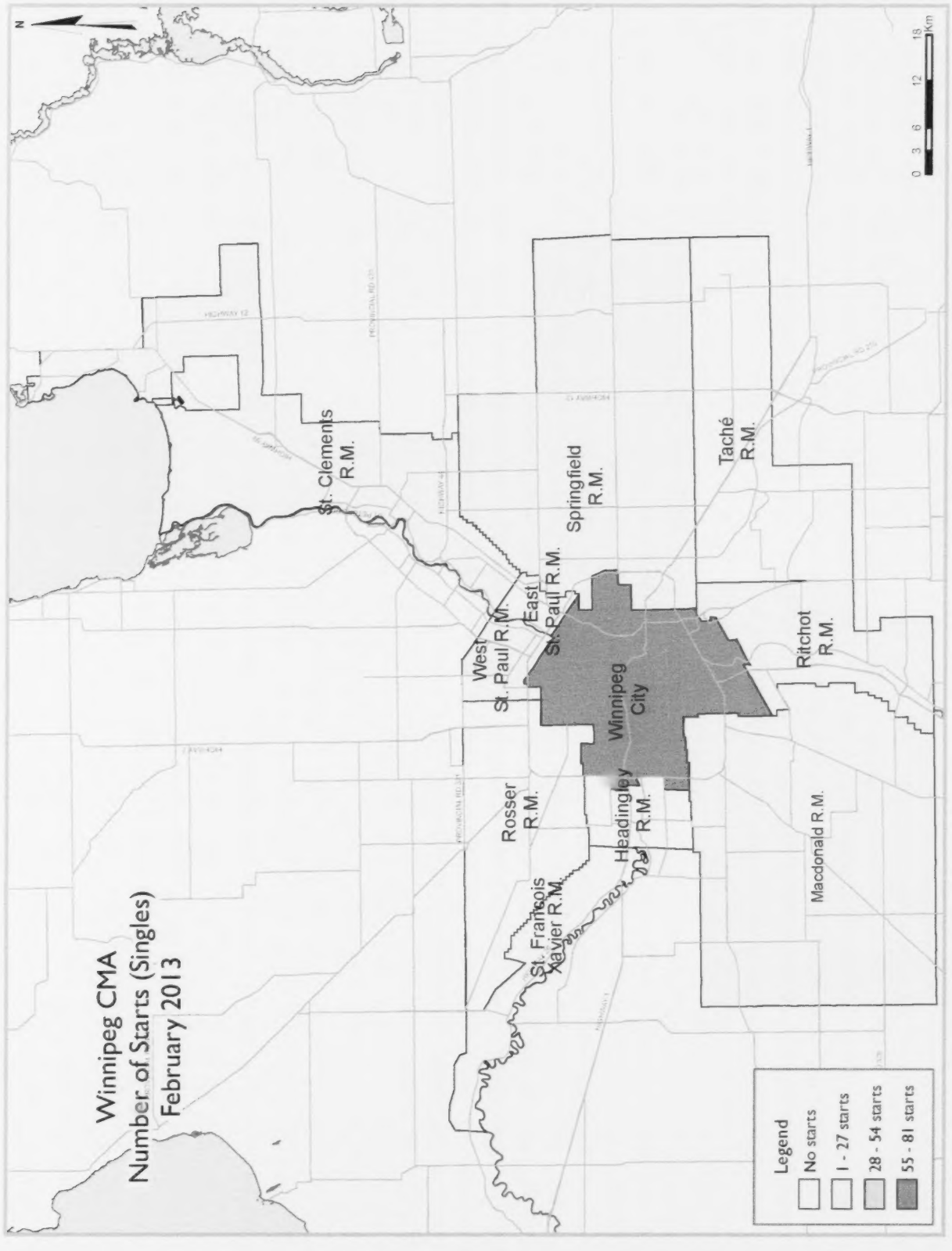
Figure 3

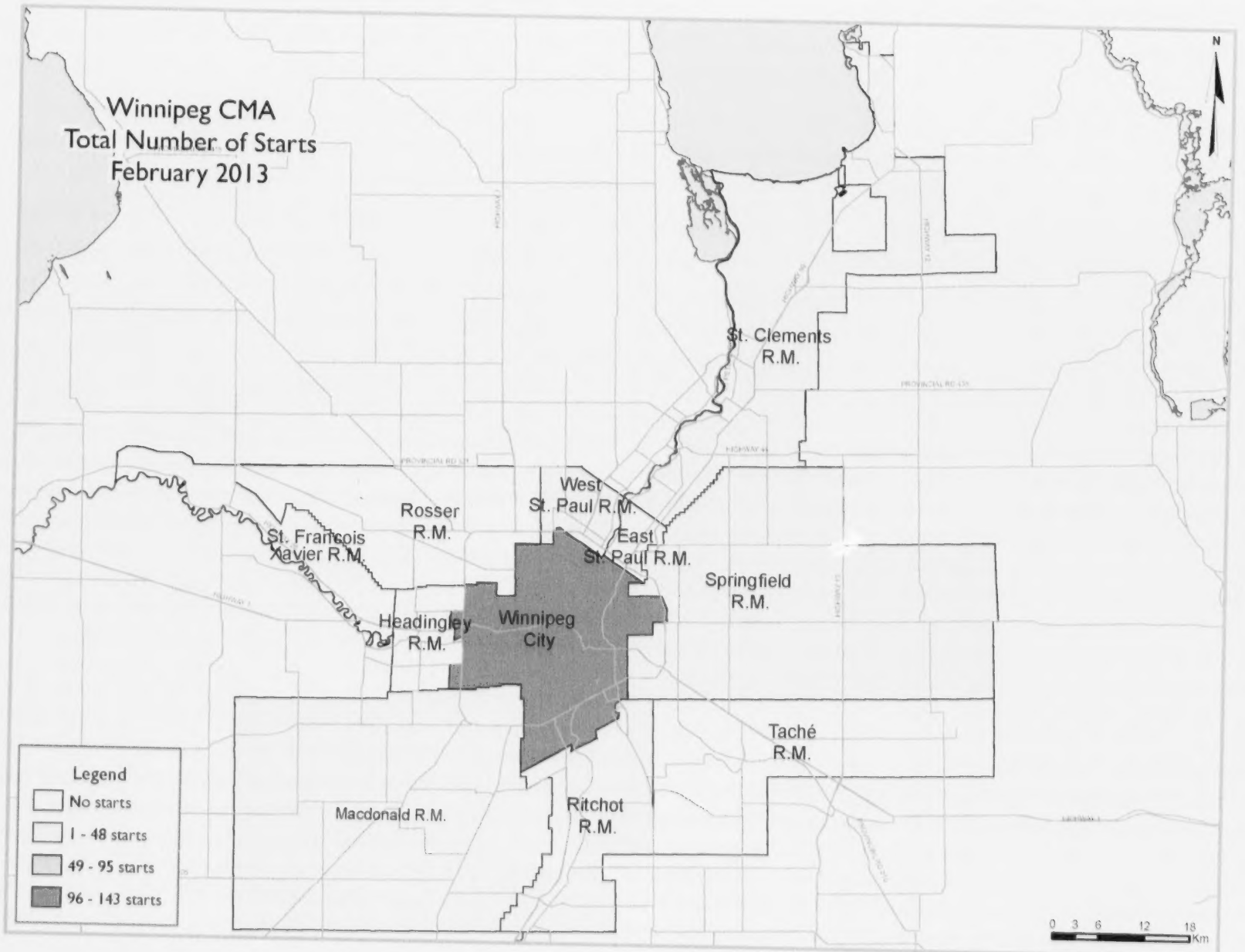


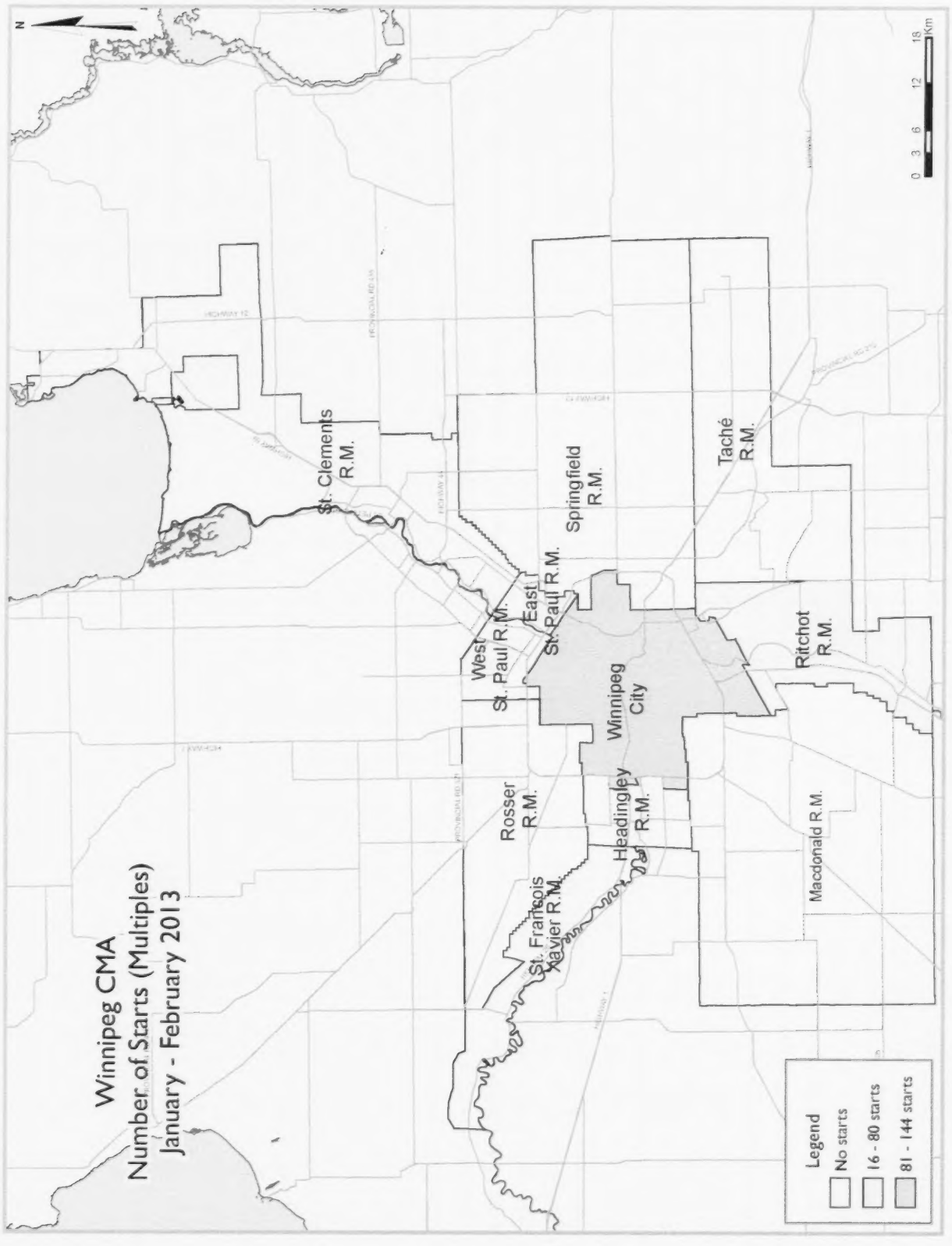
Source: CMHC (*excludes rental)

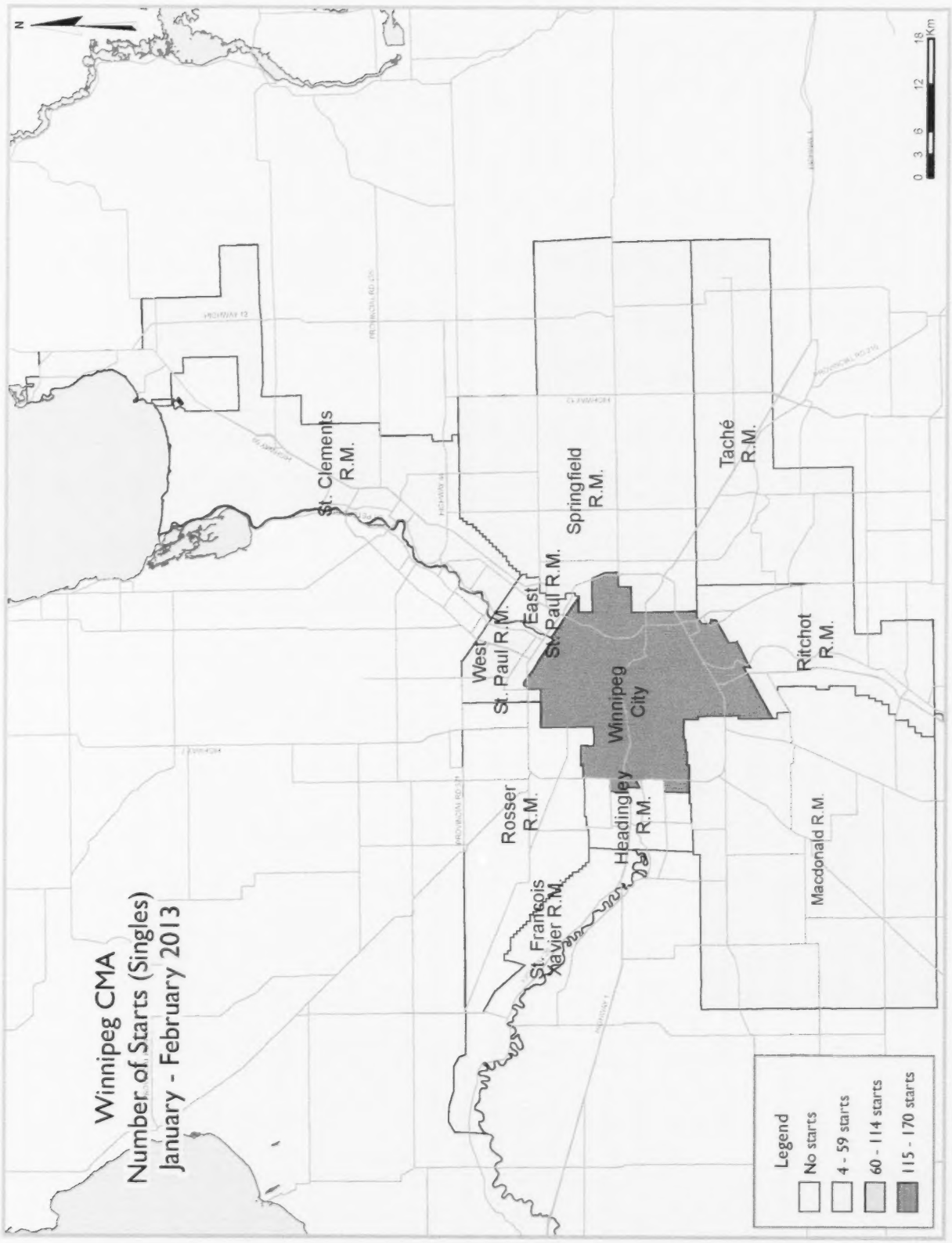
during the first two months of 2013 to 130, seven per cent more than during the same period of 2012. Multi-family absorptions also increased in February as 65 units in the ownership market were absorbed, compared to 23 units absorbed during February 2012. Year-to-date, absorptions in this market now number 118 units, two fewer units than were absorbed during the first two months of 2012. The inventory of multi-family units for ownership tenure at the end of February 2013 stood at 149 units, up four units from the previous month and almost triple the 52 units in inventory at the end of February 2012.

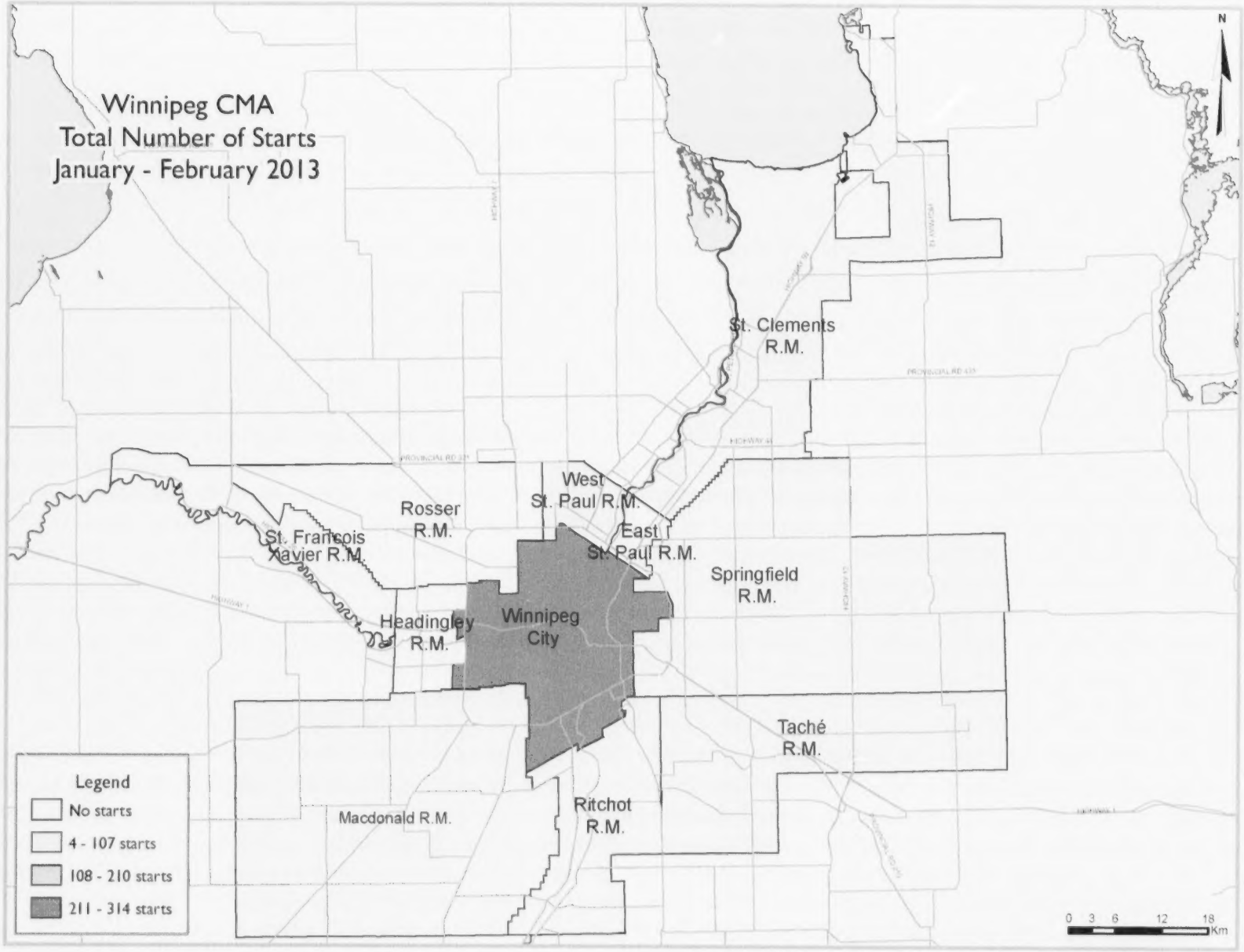

Winnipeg CMA
Number of Starts (Multiples)
February 2013
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
16 - 39 starts
40 - 62 starts


Winnipeg CMA
Number of Starts (Singles)
February 2013
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 27 starts
28 - 54 starts
55 - 81 starts


Winnipeg CMA
Total Number of Starts
February 2013
N
St. Clements
R.M.
West
St. Paul R.M.
Rosser
R.M.
St. François
Xavier R.M.
East
St. Paul R.M.
Springfield
R.M.
Headingley
R.M.
Winnipeg
City
Taché
R.M.
Macdonald R.M.
Ritchot
R.M.
Legend
No starts
1 - 48 starts
49 - 95 starts
96 - 143 starts
0 3 6 12 18
Km


Winnipeg CMA
Number of Starts (Multiples)
January - February 2013
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
16 - 80 starts
81 - 144 starts


Winnipeg CMA
Number of Starts (Singles)
January - February 2013
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
4 - 59 starts
60 - 114 starts
115 - 170 starts


Winnipeg CMA
Total Number of Starts
January - February 2013
N
St. Clements
R.M.
West
St. Paul R.M.
Rosser
R.M.
East
St. Paul R.M.
St. François
Xavier R.M.
Springfield
R.M.
Headingley
R.M.
Winnipeg
City
Taché
R.M.
Ritchot
R.M.
Macdonald R.M.
Legend
No starts
4 - 107 starts
108 - 210 starts
211 - 314 starts
0 3 6 12 18
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Winnipeg CMA
February 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2013	109	2	0	0	6	16	0	54	187
February 2012	127	10	0	0	0	0	0	0	137
% Change	-14.2	-80.0	n/a	n/a	n/a	n/a	n/a	n/a	36.5
Year-to-date 2013	214	6	0	2	12	16	0	126	376
Year-to-date 2012	263	14	0	0	55	56	0	97	485
% Change	-18.6	-57.1	n/a	n/a	-78.2	-71.4	n/a	29.9	-22.5
UNDER CONSTRUCTION									
February 2013	1,198	34	3	7	122	769	0	966	3,099
February 2012	1,135	22	0	9	147	383	53	772	2,521
% Change	5.6	54.5	n/a	-22.2	-17.0	100.8	-100.0	25.1	22.9
COMPLETIONS									
February 2013	176	12	0	0	26	32	0	4	250
February 2012	46	0	0	0	20	0	15	0	81
% Change	**	n/a	n/a	n/a	30.0	n/a	-100.0	n/a	**
Year-to-date 2013	229	14	0	1	26	86	0	4	360
Year-to-date 2012	117	0	0	2	22	76	23	0	240
% Change	95.7	n/a	n/a	-50.0	18.2	13.2	-100.0	n/a	50.0
COMPLETED & NOT ABSORBED									
February 2013	218	6	0	5	53	90	n/a	n/a	372
February 2012	141	4	0	11	7	41	n/a	n/a	204
% Change	54.6	50.0	n/a	-54.5	**	119.5	n/a	n/a	82.4
ABSORBED									
February 2013	162	8	0	0	11	46	n/a	n/a	227
February 2012	56	1	0	1	20	2	n/a	n/a	80
% Change	189.3	**	n/a	-100.0	-45.0	**	n/a	n/a	183.8
Year-to-date 2013	214	10	0	1	11	97	n/a	n/a	333
Year-to-date 2012	148	3	0	3	25	92	n/a	n/a	271
% Change	44.6	**	n/a	-66.7	-56.0	5.4	n/a	n/a	22.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
February 2013	81	2	0	0	6	0	0	54	143
February 2012	97	10	0	0	0	0	0	0	107
East St. Paul R.M.									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	2	0	0	0	0	0	0	0	2
Headingley R.M.									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	1	0	0	0	0	0	0	0	1
MacDonald R.M.									
February 2013	14	0	0	0	0	0	0	0	14
February 2012	8	0	0	0	0	0	0	0	8
Ritchot R.M.									
February 2013	6	0	0	0	0	16	0	0	22
February 2012	1	0	0	0	0	0	0	0	1
Rosser R.M.									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
February 2013	3	0	0	0	0	0	0	0	3
February 2012	3	0	0	0	0	0	0	0	3
St. Francois Xavier R.M.									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Springfield R.M.									
February 2013	4	0	0	0	0	0	0	0	4
February 2012	12	0	0	0	0	0	0	0	12
Tache R.M.									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
West St. Paul R.M.									
February 2013	1	0	0	0	0	0	0	0	1
February 2012	3	0	0	0	0	0	0	0	3
Winnipeg CMA									
February 2013	109	2	0	0	6	16	0	54	187
February 2012	127	10	0	0	0	0	0	0	137

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
February 2013	938	28	3	0	122	701	0	966	2,758
February 2012	885	22	0	0	147	353	39	736	2,182
East St. Paul R.M.									
February 2013	13	0	0	2	0	0	0	0	15
February 2012	9	0	0	2	0	0	0	0	11
Headingley R.M.									
February 2013	38	0	0	0	0	0	0	0	38
February 2012	13	0	0	0	0	0	0	36	49
MacDonald R.M.									
February 2013	39	0	0	0	0	0	0	0	39
February 2012	29	0	0	0	0	0	0	0	29
Ritchot R.M.									
February 2013	33	4	0	0	0	44	0	0	81
February 2012	21	0	0	0	0	0	0	0	21
Rosser R.M.									
February 2013	2	0	0	0	0	0	0	0	2
February 2012	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
February 2013	31	0	0	0	0	0	0	0	31
February 2012	46	0	0	0	0	30	0	0	76
St. Francois Xavier R.M.									
February 2013	8	0	0	0	0	0	0	0	8
February 2012	1	0	0	0	0	0	0	0	1
Springfield R.M.									
February 2013	48	2	0	5	0	0	0	0	55
February 2012	70	0	0	7	0	0	0	0	77
Tache R.M.									
February 2013	22	0	0	0	0	24	0	0	46
February 2012	37	0	0	0	0	0	14	0	51
West St. Paul R.M.									
February 2013	26	0	0	0	0	0	0	0	26
February 2012	23	0	0	0	0	0	0	0	23
Winnipeg CMA									
February 2013	1,198	34	3	7	122	769	0	966	3,099
February 2012	1,135	22	0	9	147	383	53	772	2,521

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
February 2013	121	12	0	0	26	32	0	4	195
February 2012	32	0	0	0	20	0	15	0	67
East St. Paul R.M.									
February 2013	1	0	0	0	0	0	0	0	1
February 2012	0	0	0	0	0	0	0	0	0
Headingley R.M.									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Macdonald R.M.									
February 2013	1	0	0	0	0	0	0	0	1
February 2012	1	0	0	0	0	0	0	0	1
Ritchot R.M.									
February 2013	8	0	0	0	0	0	0	0	8
February 2012	1	0	0	0	0	0	0	0	1
Rosser R.M.									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
February 2013	11	0	0	0	0	0	0	0	11
February 2012	2	0	0	0	0	0	0	0	2
St. Francois Xavier R.M.									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Springfield R.M.									
February 2013	17	0	0	0	0	0	0	0	17
February 2012	7	0	0	0	0	0	0	0	7
Tache R.M.									
February 2013	12	0	0	0	0	0	0	0	12
February 2012	1	0	0	0	0	0	0	0	1
West St. Paul R.M.									
February 2013	5	0	0	0	0	0	0	0	5
February 2012	2	0	0	0	0	0	0	0	2
Winnipeg CMA									
February 2013	176	12	0	0	26	32	0	4	250
February 2012	46	0	0	0	20	0	15	0	81

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
February 2013	168	6	0	0	47	79	n/a	n/a	300
February 2012	124	4	0	0	6	39	n/a	n/a	173
East St. Paul R.M.									
February 2013	0	0	0	1	0	0	n/a	n/a	1
February 2012	0	0	0	4	0	0	n/a	n/a	4
Headingley R.M.									
February 2013	1	0	0	0	0	0	n/a	n/a	1
February 2012	0	0	0	0	0	0	n/a	n/a	0
MacDonald R.M.									
February 2013	11	0	0	0	0	0	n/a	n/a	11
February 2012	2	0	0	0	0	0	n/a	n/a	2
Ritchot R.M.									
February 2013	8	0	0	0	6	3	n/a	n/a	17
February 2012	3	0	0	0	0	0	n/a	n/a	3
Rosser R.M.									
February 2013	0	0	0	0	0	0	n/a	n/a	0
February 2012	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
February 2013	1	0	0	0	0	6	n/a	n/a	7
February 2012	2	0	0	0	0	1	n/a	n/a	3
St. Francois Xavier R.M.									
February 2013	1	0	0	0	0	0	n/a	n/a	1
February 2012	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
February 2013	27	0	0	4	0	0	n/a	n/a	31
February 2012	9	0	0	7	0	0	n/a	n/a	16
Tache R.M.									
February 2013	0	0	0	0	0	2	n/a	n/a	2
February 2012	1	0	0	0	1	1	n/a	n/a	3
West St. Paul R.M.									
February 2013	1	0	0	0	0	0	n/a	n/a	1
February 2012	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
February 2013	218	6	0	5	53	90	n/a	n/a	372
February 2012	141	4	0	11	7	41	n/a	n/a	204

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
February 2013	112	8	0	0	11	32	n/a	n/a	163
February 2012	38	0	0	0	20	2	n/a	n/a	60
East St. Paul R.M.									
February 2013	1	0	0	0	0	0	n/a	n/a	1
February 2012	0	0	0	1	0	0	n/a	n/a	1
Headingley R.M.									
February 2013	0	0	0	0	0	0	n/a	n/a	0
February 2012	0	0	0	0	0	0	n/a	n/a	0
MacDonald R.M.									
February 2013	1	0	0	0	0	0	n/a	n/a	1
February 2012	2	0	0	0	0	0	n/a	n/a	2
Ritchot R.M.									
February 2013	5	0	0	0	0	0	n/a	n/a	5
February 2012	3	1	0	0	0	0	n/a	n/a	4
Rosser R.M.									
February 2013	0	0	0	0	0	0	n/a	n/a	0
February 2012	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
February 2013	11	0	0	0	0	14	n/a	n/a	25
February 2012	2	0	0	0	0	0	n/a	n/a	2
St. Francois Xavier R.M.									
February 2013	0	0	0	0	0	0	n/a	n/a	0
February 2012	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
February 2013	15	0	0	0	0	0	n/a	n/a	15
February 2012	8	0	0	0	0	0	n/a	n/a	8
Tache R.M.									
February 2013	12	0	0	0	0	0	n/a	n/a	12
February 2012	1	0	0	0	0	0	n/a	n/a	1
West St. Paul R.M.									
February 2013	5	0	0	0	0	0	n/a	n/a	5
February 2012	2	0	0	0	0	0	n/a	n/a	2
Winnipeg CMA									
February 2013	162	8	0	0	11	46	n/a	n/a	227
February 2012	56	1	0	1	20	2	n/a	n/a	80

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Winnipeg CMA 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	2,115	68	3	14	235	786	0	844	4,065
% Change	7.4	112.5	-25.0	-56.3	32.0	159.4	-100.0	28.9	22.0
2011	1,970	32	4	32	178	303	157	655	3,331
% Change	4.1	14.3	n/a	14.3	17.9	-10.1	**	-18.5	2.7
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371
% Change	5.9	-54.5	n/a	**	-23.1	112.8	83.3	29.2	21.4
2006	1,733	22	0	4	117	282	6	613	2,777
% Change	-0.7	83.3	n/a	-60.0	-4.1	27.0	50.0	30.4	7.4
2005	1,746	12	0	10	122	222	4	470	2,586
% Change	-5.9	100.0	n/a	-63.0	60.5	73.4	n/a	18.4	3.9
2004	1,855	6	0	27	76	128	0	397	2,489
% Change	15.0	200.0	n/a	-3.6	-2.6	-57.0	-100.0	-2.5	2.4
2003	1,613	2	0	28	78	298	4	407	2,430

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
February 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012	% Change
Winnipeg City	81	97	2	10	6	0	54	0	143	107	33.6
East St. Paul R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
Headingley R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
MacDonald R.M.	14	8	0	0	0	0	0	0	14	8	75.0
Ritchot R.M.	6	1	0	0	0	0	16	0	22	1	**
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	3	3	0	0	0	0	0	0	3	3	0.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	4	12	0	0	0	0	0	0	4	12	-66.7
Tache R.M.	0	0	0	0	0	0	0	0	0	0	n/a
West St. Paul R.M.	1	3	0	0	0	0	0	0	1	3	-66.7
Winnipeg CMA	109	127	2	10	6	0	70	0	187	137	36.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Winnipeg City	170	202	6	24	12	45	126	153	314	424	-25.9
East St. Paul R.M.	0	3	0	0	0	0	0	0	0	3	-100.0
Headingley R.M.	0	7	0	0	0	0	0	0	0	7	-100.0
MacDonald R.M.	14	9	0	0	0	0	0	0	14	9	55.6
Ritchot R.M.	6	1	0	0	0	0	16	0	22	1	**
Rosser R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
St. Clements R.M.	5	7	0	0	0	0	0	0	5	7	-28.6
St. Francois Xavier R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Springfield R.M.	13	27	0	0	0	0	0	0	13	27	-51.9
Tache R.M.	4	2	0	0	0	0	0	0	4	2	100.0
West St. Paul R.M.	4	3	0	0	0	0	0	0	4	3	33.3
Winnipeg CMA	216	263	6	24	12	45	142	153	376	485	-22.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
February 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012
Winnipeg City	6	0	0	0	0	0	54	0
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	16	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	6	0	0	0	16	0	54	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Winnipeg City	12	45	0	0	0	56	126	97
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	16	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	12	45	0	0	16	56	126	97

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
February 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012
Winnipeg City	83	107	6	0	54	0	143	107
East St. Paul R.M.	0	2	0	0	0	0	0	2
Headingley R.M.	0	1	0	0	0	0	0	1
MacDonald R.M.	14	8	0	0	0	0	14	8
Ritchot R.M.	6	1	16	0	0	0	22	1
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	3	3	0	0	0	0	3	3
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	4	12	0	0	0	0	4	12
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	1	3	0	0	0	0	1	3
Winnipeg CMA	111	137	22	0	54	0	187	137

Table 2.5: Starts by Submarket and by Intended Market
January - February 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Winnipeg City	176	216	12	111	126	97	314	424
East St. Paul R.M.	0	3	0	0	0	0	0	3
Headingley R.M.	0	7	0	0	0	0	0	7
MacDonald R.M.	14	9	0	0	0	0	14	9
Ritchot R.M.	6	1	16	0	0	0	22	1
Rosser R.M.	0	1	0	0	0	0	0	1
St. Clements R.M.	5	7	0	0	0	0	5	7
St. Francois Xavier R.M.	0	1	0	0	0	0	0	1
Springfield R.M.	11	27	2	0	0	0	13	27
Tache R.M.	4	2	0	0	0	0	4	2
West St. Paul R.M.	4	3	0	0	0	0	4	3
Winnipeg CMA	220	277	30	111	126	97	376	485

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
February 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012	% Change
Winnipeg City	121	32	14	2	24	33	36	0	195	67	191.0
East St. Paul R.M.	1	0	0	0	0	0	0	0	1	0	n/a
Headingley R.M.	0	0	0	0	0	0	0	0	0	0	n/a
MacDonald R.M.	1	1	0	0	0	0	0	0	1	1	0.0
Ritchot R.M.	8	1	0	0	0	0	0	0	8	1	**
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	11	2	0	0	0	0	0	0	11	2	**
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	17	7	0	0	0	0	0	0	17	7	142.9
Tache R.M.	12	1	0	0	0	0	0	0	12	1	**
West St. Paul R.M.	5	2	0	0	0	0	0	0	5	2	150.0
Winnipeg CMA	176	46	14	2	24	33	36	0	250	81	**

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Winnipeg City	160	87	16	4	24	41	90	76	290	208	39.4
East St. Paul R.M.	1	0	0	0	0	0	0	0	1	0	n/a
Headingley R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
MacDonald R.M.	1	4	0	0	0	0	0	0	1	4	-75.0
Ritchot R.M.	8	4	0	0	0	0	0	0	8	4	100.0
Rosser R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
St. Clements R.M.	13	3	0	0	0	0	0	0	13	3	**
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	24	14	0	0	0	0	0	0	24	14	71.4
Tache R.M.	18	2	0	0	0	0	0	0	18	2	**
West St. Paul R.M.	5	2	0	0	0	0	0	0	5	2	150.0
Winnipeg CMA	230	119	16	4	24	41	90	76	360	240	50.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
February 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012
Winnipeg City	24	18	0	15	32	0	4	0
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	24	18	0	15	32	0	4	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Winnipeg City	24	18	0	23	86	76	4	0
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	24	18	0	23	86	76	4	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
February 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012
Winnipeg City	133	32	58	20	4	15	195	67
East St. Paul R.M.	1	0	0	0	0	0	1	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	1	1	0	0	0	0	1	1
Ritchot R.M.	8	1	0	0	0	0	8	1
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	11	2	0	0	0	0	11	2
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	17	7	0	0	0	0	17	7
Tache R.M.	12	1	0	0	0	0	12	1
West St. Paul R.M.	5	2	0	0	0	0	5	2
Winnipeg CMA	188	46	58	20	4	15	250	81

Table 3.5: Completions by Submarket and by Intended Market
January - February 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Winnipeg City	174	87	112	98	4	23	290	208
East St. Paul R.M.	1	0	0	0	0	0	1	0
Headingley R.M.	0	2	0	0	0	0	0	2
MacDonald R.M.	1	4	0	0	0	0	1	4
Ritchot R.M.	8	4	0	0	0	0	8	4
Rosser R.M.	0	1	0	0	0	0	0	1
St. Clements R.M.	13	3	0	0	0	0	13	3
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	23	12	1	2	0	0	24	14
Tache R.M.	18	2	0	0	0	0	18	2
West St. Paul R.M.	5	2	0	0	0	0	5	2
Winnipeg CMA	243	117	113	100	4	23	360	240

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
February 2013	8	7.7	22	21.2	39	37.5	10	9.6	25	24.0	104	365,000	403,215
February 2012	6	17.6	6	17.6	8	23.5	4	11.8	10	29.4	34	388,153	396,833
Year-to-date 2013	11	8.1	29	21.3	48	35.3	18	13.2	30	22.1	136	371,417	399,552
Year-to-date 2012	23	23.5	16	16.3	17	17.3	14	14.3	28	28.6	98	385,455	399,249
East St. Paul R.M.													
February 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Headingley R.M.													
February 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
MacDonald R.M.													
February 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2012	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	1	14.3	2	28.6	0	0.0	4	57.1	7	--	--
Ritchot R.M.													
February 2013	2	40.0	1	20.0	1	20.0	1	20.0	0	0.0	5	--	--
February 2012	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
Year-to-date 2013	2	40.0	1	20.0	1	20.0	1	20.0	0	0.0	5	--	--
Year-to-date 2012	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
Rosser R.M.													
February 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
St. Clements R.M.													
February 2013	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
February 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
St. Francois Xavier R.M.													
February 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
February 2013	2	40.0	1	20.0	0	0.0	1	20.0	1	20.0	5	--	--
February 2012	0	0.0	2	66.7	0	0.0	0	0.0	1	33.3	3	--	--
Year-to-date 2013	3	27.3	4	36.4	0	0.0	1	9.1	3	27.3	11	319,900	337,491
Year-to-date 2012	1	10.0	2	20.0	2	20.0	3	30.0	2	20.0	10	401,333	402,198
Tache R.M.													
February 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
West St. Paul R.M.													
February 2013	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
February 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Winnipeg CMA													
February 2013	12	10.1	24	20.2	41	34.5	12	10.1	30	25.2	119	365,000	400,427
February 2012	6	14.3	9	21.4	10	23.8	4	9.5	13	31.0	42	386,407	398,253
Year-to-date 2013	16	10.1	34	21.5	51	32.3	20	12.7	37	23.4	158	370,000	396,968
Year-to-date 2012	24	19.7	21	17.2	23	18.9	18	14.8	36	29.5	122	388,750	401,320

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
February 2013

Submarket	Feb 2013	Feb 2012	% Change	YTD 2013	YTD 2012	% Change
Winnipeg City	403,215	396,833	1.6	399,552	399,249	0.1
East St. Paul R.M.	--	--	n/a	--	--	n/a
Headingley R.M.	--	--	n/a	--	--	n/a
MacDonald R.M.	--	--	n/a	--	--	n/a
Ritchot R.M.	--	--	n/a	--	--	n/a
Rosser R.M.	--	--	n/a	--	--	n/a
St. Clements R.M.	--	--	n/a	--	--	n/a
St. Francois Xavier R.M.	--	--	n/a	--	--	n/a
Springfield R.M.	--	--	n/a	337,491	402,198	-16.1
Tache R.M.	--	--	n/a	--	--	n/a
West St. Paul R.M.	--	--	n/a	--	--	n/a
Winnipeg CMA	400,427	398,253	0.5	396,968	401,320	-1.1

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Winnipeg
February 2013

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2012	January	516	-1.7	1,003	942	1,286	78.0	237,832	3.5	243,665
	February	731	0.1	1,010	1,150	1,394	72.5	250,754	9.9	256,354
	March	1,029	-7.5	997	1,482	1,410	70.7	247,459	2.3	248,326
	April	1,250	14.6	1,067	1,885	1,401	76.2	261,263	8.6	248,823
	May	1,499	9.7	1,011	1,977	1,338	75.6	266,379	7.2	255,453
	June	1,396	-4.5	1,014	1,786	1,415	71.7	257,095	5.4	252,969
	July	1,150	-2.5	969	1,493	1,299	74.6	249,175	4.6	245,260
	August	1,152	-4.4	1,000	1,590	1,420	70.4	248,301	5.1	252,308
	September	973	-14.4	1,001	1,506	1,446	69.2	248,750	4.8	256,042
	October	1,042	3.1	996	1,367	1,402	71.0	259,434	6.1	263,536
	November	793	-3.5	998	945	1,406	71.0	263,786	11.7	270,671
	December	563	-14.3	1,027	549	1,458	70.4	257,719	-4.2	267,420
2013	January	565	9.5	1,043	998	1,360	76.7	248,720	4.6	258,872
	February	631	-13.7	945	1,015	1,321	71.5	270,463	7.9	271,539
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2012	2,276	-3.8		3,574			246,334	4.8	
	Q1 2013	n/a			n/a			n/a		
	YTD 2012	1,247	-0.6		2,092			245,407	7.2	
	YTD 2013	1,196	-4.1		2,013			260,191	6.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
February 2013

		Interest Rates			NHPI, Total, Winnipeg CMA 2007=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	126.4	118.6	414	5.8	70.0	789
	February	595	3.20	5.24	126.9	118.7	416	5.8	70.2	784
	March	595	3.20	5.24	127.8	119.2	417	5.7	70.3	780
	April	607	3.20	5.44	128.1	120.0	419	5.6	70.4	777
	May	601	3.20	5.34	128.3	120.4	420	5.4	70.3	781
	June	595	3.20	5.24	129.2	120.0	419	5.4	70.0	783
	July	595	3.10	5.24	129.5	119.9	416	5.5	69.6	791
	August	595	3.10	5.24	129.7	120.2	415	5.7	69.5	795
	September	595	3.10	5.24	130.4	120.6	416	5.6	69.5	797
	October	595	3.10	5.24	131.0	120.9	416	5.5	69.4	800
	November	595	3.10	5.24	131.5	120.8	416	5.4	69.3	799
	December	595	3.00	5.24	132.6	119.9	416	5.5	69.3	798
2013	January	595	3.00	5.24	133.8	120.0	419	5.4	69.6	790
	February	595	3.00	5.24		121.3	420	5.4	69.6	788
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 65 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable housing solutions that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, YouTube and Flickr.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2013 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at chic@cmhc.ca; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on

25 years ans

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

On June 1, 2012, CMHC's Market Analysis Centre turned 25!

CMHC's Market Analysis Centre has a strong history as the Canadian housing industry's "go-to" resource for the most reliable, impartial and up-to-date housing market data analysis and forecasts, in the country.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

***Canadian Housing Observer 2012* – 10th Edition**
Highlighting the State of Canada's Housing

- A complete picture of housing trends and issues in Canada today
- Timely, comprehensive and reliable information and analysis
- Interactive local data tables for over 160 selected municipalities across Canada

Download housing data and/or your FREE copy today!

Go to the source: **www.cmhc.ca/observer**

64191_2013_M03